



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 6, 2001

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: Simon

LATE: None

STAFF: Planning Manager (PM) Rowe and Senior Planner (SP) Linder

REGULAR MEETING

Chair Fruit called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

August 2, 2001

BOARD MEMBERS KENNETT & MARTIN MOTIONED TO APPROVE THE MINUTES OF THE AUGUST 2, 2001 MEETING. THE MOTION PASSED UNANIMOUSLY BY THOSE BOARD MEMBERS PRESENT.

NEW BUSINESS:

1. **SITE REVIEW, SR-01-07: E. DUNNE-TROVARE:** A request for site, architecture and landscape plan approval for a 54 unit single family residential development on 17.5 acres. The project is located on the south side of East Dunne Avenue opposite the intersection with Tassajara Circle in the R-1 (7000)/RPD Single Family Residential Planned Development District. A Mitigated Negative Declaration has been approved as part of a previous Zoning Amendment and Subdivision Map approval for this development.

MOTION/ACTION:

BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 01-03 SUBJECT TO THE FOLLOWING MODIFICATIONS AND CONDITIONS: 1) ELIMINATION OF OTHER CONDITION NO. 1; 2) MODIFICATION OF OTHER CONDITION NO. 2 TO REQUIRE THE SIDEWALK TO BE WIDER AND CURVILINEAR ALONG THE DUNNE AVE. PROJECT FRONTAGE (DESIGN TO BE SIMILAR TO PATH WAY EAST OF PROJECT.); AND 3) THE STANDARD 45 DEGREE END PROPOSED FOR THE ROSE GARDEN TRELLIS SHALL BE REPLACED WITH ONE OF THE "OPTIONAL ENDS" SHOWN ON THE PLANS.

**VOTE: AYES: FRUIT, KENNETT, MARTIN, PYLE
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: SIMON**

OTHER BUSINESS:

2. **DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:**

ANNOUNCEMENTS

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 8:04 p.m.

MINUTES PREPARED BY:

TERRY LINDER

G:\City Clerk\MINUTES\ARB\M090601ARB.wpd